प्रारुप विकास योजना - नंदुरबार (सु.+वा.क्षे.)
(वगळलेला भाग)
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१(१)अन्वये मंजुर करणेबाबत

महाराष्ट्र शासन
नगर विकास विभाग,
शासन निर्णय क्रमांक टिपीएस-१५०७/२६४१/प्र.क्र.८७/०८/नवि-९,
मंत्रालय, मुंबई: ४०० ०३२,
दिनांक: ३१ ऑगस्ट, २००९

शासन निर्णय:- सोबतच्या अधिसुचना महाराष्ट्र शासनाच्या नाशिक विभाग असाधारण राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(प्रदीप गोहिल)
कार्यासन अधिकारी

प्रति,
१) विभागीय आयुक्त, नाशिक विभाग, नाशिक,
२) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
३) जिल्हाधिकारी, नंदुरबार.
४) उप सचिव (नगररचना) नगर विकास विभाग, मंत्रालय, मुबई
५) उपसंचालक, नगररचना, नाशिक विभाग, नाशिक,
(त्यांना विनंती करण्यांत येते की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या नकाशाच्या तीन प्रती शासनास सत्वर सादर कराव्यात)
६) सहायक सचालक नगररचना, नदुरबार शाखा, नदुरबार.
७) मुख्याधिकारी, नंदुरबार नगर परिषद, नंदुरबार
८) व्यवस्थापक, शासकीय मुद्रणालय येरवडा कारागृह, पुणे.
(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात भाग-१ नाशिक विभागीय पुरवणीमध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास व सचालक नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगर रचना, नाशिक विभाग यांना पाठवाव्यात.)
९) कक्ष अधिकारी, नवि-२९ त्यांना विनंती करण्यात येते की, सदरची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
१०) निवडनस्ती (कार्यासन नवि-९)

NOTIFICATION

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 31st August, 2009

The Maharashtra Regional & Town Planning Act, 1966

No.:TPS-1507/2641/CR-87/08/UD-9 : Whereas in accordance with sub section (1) of section 31 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII) (hereinafter referred to as "the said Act") Government of Maharashtra has sanctioned part of the Draft Development Plan of Nandurbar (Old + Additional Area) vide Government Notification, Urban Development Department, No. TPS-1504/3001/CR-66/05(B)/UD-9, dated 14th March, 2007 appeared in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 5th April, 2007 ;

And whereas, Government vide Notice, Urban Development Department's No. TPS-1504/3001/CR-66/05(C)/UD-9, dated 14th March, 2007 and corrigendum no. TPS-1506/1752/CR-217/06/CR-66/05/UD-9, dated 12th September, 2007 published in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement dated 5th April, 2007 has published the excluded part of the draft Development Plan of Nandurbar (Old + Additional Area) for inviting suggestions/objections from public under second proviso to sub-section (1) of Section 31 of the said Act;

And whereas, in accordance with sub-section (2) of section 31 of the said Act, Government had appointed an officer to hear person or persons who submit objections or suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as "the said Officer") vide Government Notification, Urban Development Department, No. TPS-1504/3001/ CR-66/05(C)/UD-9, dated 14th March, 2007 appeared in the Maharashtra Government Gazette, Nashik Divisional Supplement dated 5th April, 2007;

And whereas, in exercise of the powers conferred under the first proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by its Notification, Urban Development Department, No. TPS-1507/ 2524/CR271/07(A)/UD-9, dated 11th January, 2008 has extended the period for sanctioning the Draft Development Plan of Nandurbar (Old + Additional Area) (excluded part) for a period up to and inclusive of 11th January, 2008 ;

And whereas, in accordance with sub-section (3) of section 31 of the said Act, Government has taken into consideration the objections and suggestions received and the report of the said Officer ;

And whereas, the State Government has sanctioned the Draft Development Plan of Nandurbar (Old + Additional Area) (excluded part) in respect of E.P. Nos. 23, 41 & 44 vide Urban Development Department's Notification under section 31 (1) of the said Act

vide Notification No. TPS-1507/2524 CR-66/05(C) and CR-271/07(B)/UD-9 dated 11th January, 2008 in larger public interest. (and the order of Honorable High Court in respect of EP No. 23) pending the rest of the other modifications (E. P.) in the Development Plan of Nandurbar (Old + Additional Area) (Excluded part) ;

Now, therefore, in exercise of the powers conferred by the sub section (1) of Section 31 of the said Act, and all other powers enabling it in that behalf, Government. Of Maharashtra hereby,

(a) Sanctions the Draft Development Plan of the said Excluded Part of Nandurbar (Old + Additional Area) in respect of E.P. Nos. 1 to 22, 24 to 40, 42, 43, 45 to 50 as specified in the Schedule of Modification annexed here to which shall be the final Development Plan (part) for the said Excluded Part of Nandurbar (Old + Additional Area) in respect of E.P. Nos. 1 to 22, 24 to 40, 42, 43, 45 to 50 ;

(b) Extends the period for according sanction to the Draft Development Plan (excluded part) Nandurbar (Old+ Additional Area) in respect of E.P. Nos. 1 to 22, 24 to 40, 42, 43, 45 to 50 upto and inclusive of dated 29th August, 2009.

(c) Fixes the date of 15th October, 2009 to be the date on which the final (part) Development Plan of the said Excluded Part of (E. P. NO. 23, 41 & 44) Nandurbar (Old + Additional Area) shall come into force.

Note : This notification is also available on Department's web site www.urban.maharashtra.gov.in.

By order and in the name of Governor of Maharashtra.

(Pradeep Gohil)
Section Officer

ACCOMPANIMENT OF GOVERNMENT NOTICE NO. TPS-1507/2641/CR-87/08/(C)/UD-9, dt. 31st August, 2009

SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

Sr. No.	EP No.	Proposals as per published Plan under Section 26	Proposals as per published Plan under Section 29	Proposals as per submitted Plan under Section 30 by an Officer appointed under Section 162 (1)	Substantial modifications to be republished under Section 31 of the Maharashtra Regional & Town Planning Act 1966	Modifications sanctioned by Government under Section 31 (1) of the Maharashtra Regional & Town Planning Act 1966
1	2	3	4	5	6	7
1	EP-1	Cremation Ground, Site No.1	Reservation deleted & included in Residential Zone.	Site No.1, Cremation Ground is proposed to be deleted and included in Residential Zone.	Site No.1, Cremation Ground is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
2	EP-2	Site No.2, Forest Office	Reservation deleted & included in Residential Zone.	Site No.2, Forest Office	Site No.2, Forest Office is proposed to be reinstated as per plan published under Section 26.	Pending for decision.
3	EP-3	Slum Improvement Scheme, Site No.16	Southern portion of site @ 3.25 Hect. is deleted & included in Residential Zone.	Southern portion of site about 3.25 Hactare is proposed to be deleted & included in Residential Zone.	Deleted part of site is proposed to be reinstated as per plan published under Section 26	Sanctioned as proposed.
4	EP 4	Site No 20, Primary School & Play Ground	Reservation deleted & included in Residential Zone.	Site No.20, Primary School & Play Ground	Site No.20, Primary School & Play Ground is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
5	EP-5	Site No 21, Dispensary	Reservation deleted & included in Residential Zone.	Site No 21, Dispensary	Site No 21, Dispensary is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
6	EP-6	Site No.23, Shopping Centre	Reservation deleted & included in Residential Zone.	Site No.23, Shopping Centre	Site No.23, Shopping Centre is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed
7	EP-7	Agriculture Zone on S.No.122(pt) & S.No.123(pt)	S.No.122(pt) & 123(pt) is included in Residential Zone.	Agriculture Zone on S.No.122 (pt) & 123 (pt) is proposed to be deleted and included in Residential Zone.	S.No.122(pt) & 123(pt) is proposed to be included in Agriculture Zone as per plan published under Section 26.	Sanctioned as proposed.

8	EP-8	Agriculture Zone on S.No.67(pt), 73(pt) and 74(pt)	S.No.67(pt), 73(pt) & 74(pt) are included in Residential Zone.	Agriculture Zone on S.No. 67(pt), 73(pt) and 74(pt)	S.No.67(pt), 73(pt) & 74(pt) are proposed to be included in Agricultural Zone as per plan published under Section 26.	Sanctioned as proposed.
9	EP-9	Agriculture Zone on S.No.54	S.No.54 is included in Residential Zone.	Agriculture Zone on S.No. 54.	S.No.54 is proposed to be included in Agricultural Zone as per plan published under Section 26.	Sanctioned as proposed.
10	EP-10	Library, Site No.35	Reservation deleted & included in Residential Zone.	Site No.35, Library is proposed to be deleted and included in Residential Zone.	Site No.35, Library is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
11	EP-11	Site No.38, Garden	Reservation deleted & included in Residential Zone.	Site No.38, Garden	Site No.38, Garden is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed
12	EP-12	Site No.44, Primary School & Play Ground	Reservation deleted & included in Residential Zone.	Site No.44, Primary School & Play Ground	Site No.44, Primary School & Play Ground is proposed to be reinstated as per plan published under Section 26.	Area admeasuring about 0.40 Ha. is deleted from Site No. 44 "Primary School & Play Ground" and included in Residential Zone remaining portion of Site is reinstated as per plan published under section 26 of the Act.
13	EP-13	Site No.45, Play Ground	Reservation deleted & included in Residential Zone.	Site No.45, Play Ground	Site No.45, Play Ground is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
14	EP-14	Garden, Site No.47	Reservation deleted & included in Residential Zone.	Garden, Site No.47	Site No.47 is proposed to be redesignated as Play Ground.	Sanctioned as proposed.
15	EP-15	Site No.56, Play Ground	Reservation deleted & included in Residential Zone.	Site No.56, Play Ground	Site No.56, Play Ground is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
16	EP-16	Site No.63, Primary School	Reservation deleted & included in Residential Zone.	Site No.63, Primary School	Site No.63, Primary School is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
17	EP-17	Primary School, Site No.61	Site No. 61, Primary School	Site No.61, Primary School is proposed to be deleted and included in Residential	Site No.61 is proposed to be redesignated as Shopping Centre.	Sanctioned as proposed.

				Zone.		
18	EP-18	Site No.64, Library .	Reservation deleted & included in Residential Zone.	Site No.64, Library	Site No.64, Library is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
19	EP-19	Truck Terminus, Site No. 92	Reservation deleted & included in Residential Zone.	Site No.92, Truck Terminus is proposed to be deleted and included in Agriculture Zone.	Site No. 92, Truck Terminus is proposed to be deleted and the land so released is proposed to be included in Agricultural Zone.	Sanctioned as proposed.
20	EP-20	Agriculture Zone on S. No.273, 276	S.No.273, 276 are included in Residential Zone.	Agriculture Zone on S.No. 273, 276	S.No.273, 276 are proposed to be included in Agricultural Zone as per plan published under Section 26.	Sanctioned as proposed.
21	EP-21	Site No.78, Stadium	Reservation deleted & included in Residential Zone.	Site No.78, Stadium	Site No.78, Stadium is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed
22	EP-22	Garden, Site No.86	Reservation deleted & included in Residential Zone.	Site No.86, Garden	Site No.86 is proposed to be redesignated as Play Ground.	Sanctioned as proposed.
23	EP-23	Site & Services, Site No.88	Reservation deleted & included in Residential Zone.	Site & Services, Site No.88	Northeast portion of the Site No.88, Site & Services is proposed to be deleted and included in to Public-Semipublic Zone for Tribal Education Society as shown on the plan. The remaining portion of the said reservation is proposed to be reserved for Walmiki-Ambedkar Avas Yojana as Site No.88.	Sanctioned vide Notification No. TPS-1507/2524/CR-66/ 05(C) and CR-271/07(B) /UD-9 dated 11th January, 2008
24	EP-24	Garden, Site No.96	1.33 Hect. area of S.No. 382 is deleted from reservation and included in Residential Zone.	1.33 Hectare area of S.No.382 is deleted from Site No.96, Garden and is proposed to be included in Residential Zone.	Portion of the Site No.96, Garden on the western side of 12 mt. road is proposed to be included in Public-Semipublic Zone. It is also proposed to be reinstated the reservation on the remaining land as per plan published under Section 26. As shown on plan.	Sanctioned as proposed.
25	EP-25	Agriculture Zone on S. No. 309,313	S.No.309 & 313 are included in Residential Zone.	Agriculture Zone on S. No. 309,313	S.No.309 & 313 are proposed to be included in Agriculture Zone as per plan published under Section 26.	The lands bearing Survey No.309 & 313 excluding Hilly area are included in Residential Zone as shown on plan and remaining area is retained in Agricultural Zone.

26	EP-26	Agriculture Zone on S.No.15,16,329	S.No.15,16 & 329 are included in Residential Zone.	Agriculture Zone on S.No.15, 16,329 is proposed to be deleted and included in Residential Zone.	S.No.15,16 & 329 is proposed to be included in Agriculture Zone as per plan published under Section 26.	Sanctioned as proposed.
27	EP-27	Agriculture Zone, S.No.350 to 354 & 362 to 368	S.No.350 to 354 & 362 to 368 are included in Residential Zone.	Agriculture Zone on S.No.350 to 354 & 362 to 368 is proposed to be deleted and included in Residential Zone.	Out of these S.Nos, Survey No. 363 to 368 are proposed to be deleted from Agriculatural zone and included in Residential Zone. And remaining S.No.350 to 354 and 362 are proposed to be included in Agriculture Zone as per plan published under Section 26 as shown on plan.	Out of these Survey Nos, Survey No. 363 to 368 are deleted from Agricultural zone and included in Residential Zone. Survey No.350, 351 & 362 are also included in Residential Zone as shown on plan. And remaining land is included in Agricultural Zone as per published plan under section 26 of the Act.
28	EP-28	Public-Semipublic Zone on S.No.387 (pt)	S.No.387(pt) is included in Residential Zone.	Public-Semipublic Zone on S.No.387(pt) is proposed to be deleted and included in Residential Zone.	S.No.387(pt) is proposed to be included in Public-Semipublic Zone as per plan published under Section 26.	Sanctioned as proposed.
29	EP-29	Agriculture Zone & S.No.389 to 404	S.No.389 to 404 are included in Residential Zone.	Agriculture Zone & S.No.389 to 404	Land under S.No 389 to 404 are proposed to be included in Residential Zone and also proposed to incorporate the network of 12 mt. roads and reservations [(Library, Site No.147) (Primary School, Site No.148), (Dispensary, Site No.149), (Play Ground, Site No.150), (Town Hall, Site No.151) & (Garden, Site No.152)] in the said area as shown on the republished plan.	Substantial modification republished under section 31 is rejected and the land under Survey Nos.389 to 404 are reinstated in Agricultural Zone as per published plan under section 26 of the Act.
30	EP-30	Government Offices Site No.99	Western portion of site is deleted & included in Residential Zone.	Western & northern part of Site No. 99, Government Offices is proposed to be deleted and included in Residential Zone as shown on the plan.	Deleted part of Site No.99 , Government Offices is proposed to be included in Agriculture Zone as shown on the plan.	Sanctioned as proposed.
31	EP-31	Tank and Garden, Site No.101	Site is redesignated as Stadium.	Site No.101, Tank & Garden is proposed to be redesignated as Stadium.	Site No.101 is proposed to be redesignated as Tank & Garden as per plan published under Section 26.	Sanctioned as proposed.

32	EP-32	Site No.105, High School & Play Ground	Reservation deleted & included in Residential Zone.	Site No.105, High School & Play Ground.	Site No.105, High School & Play Ground is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
33	EP-33	Site No.106, Garden	Reservation deleted & included in Residential Zone.	Site No.106, Garden	Site No.106, Garden is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed.
34	EP-34	Site No.117, Police Parade Ground	Reservation deleted & included in Residential Zone.	Site No.117, Police Parade Ground	Site No.117, Police Parade Ground is proposed to be reinstated as per plan published under Section 26	Sanctioned as proposed.
35	EP-35	Agriculture Zone on S. No.421, 640/1,2, 640/2/1	S.No.421, 640/1,2, 640/2/1 are included in Agricultural Zone.	Agriculture Zone on S No. 421, 640/1,2, 640/2/1	S.No.421,640/1,2 & 640/2/1 are proposed to be included in Agriculture Zone as per plan published under Section 26	Sanctioned as proposed.
36	EP-36	Industrial Zone on S.No.414(pt), 647, 649(pt), 652(pt), 674 675, 676, 646, 643	S.No.414(pt), 647, 649(pt), 652(pt), 674 675, 676, 646, 643 are included in Public-Semipublic Zone.	Areas from S.No.414(pt), 647(pt), 649(pt), 652(pt) are proposed to be included in Public-Semipublic Zone. Areas from S.No.414(pt), 651, 652(pt), 653(pt) are proposed to be included in Residential Zone and remaining areas are proposed to be included in Agriculture Zone with the network of road as shown on the plan.	Proposed to be sanctioned as per plan submitted under Section 30.	Sanctioned as proposed.
37	EP-37	Industrial Zone on S.No.654, 655	S.No.654,655 are included in Residential Zone.	Industrial Zone on S.No.654 & 655 is proposed to be deleted and included in Agriculture Zone.	Industrial Zone on S.No.654,655 is proposed to be included in Agriculture Zone.	Sanctioned as proposed.
38	EP-38	Industrial Zone on S.No.224/2	Industrial Zone	Industrial Zone on S.No.224/2 is proposed to be deleted and included in Residential Zone.	S.No.224/2 is proposed to be included in Residential Zone subject to condition that the owner or developer shall keep 10% land for primary school.	Sanctioned as proposed

39	EP-39	Industrial Zone on S.No.409	Industrial Zone	Industrial Zone on S.No.409	Land under S.No.409 is proposed to be deleted from Industrial Zone and included in Agriculture Zone.	Sanctioned as proposed.
40	EP-40	Dispensary and Maternity Home, Site No.140	Dispensary and Maternity Home, Site No.140	Dispensary and Maternity Home, Site No.140	An area about 0.27 Hectare is proposed to be kept reserved for Shopping Centre, Site No.140A and remaining area about 0.20 Hectare is proposed to be reserved for Dispensary & Maternity Home, Site No.140 with separate road as shown on plan.	Sanctioned as proposed.
41	EP-41	Town Hall, Site No.68	Town Hall, Site No. 68	Town Hall, Site No.68	Strip along 12 mt. wide D.P.road is proposed to be reserved for Shopping Centre, Site No.68A as shown on plan and remaining area is redesignated for Drama Theatre & Municipal Purpose, Site No.68 as shown on plan.	Sanctioned vide Notification No. TPS-1507/2524/CR-66/05(C) and CR-271/07(B) /UD-9 dated 11[th] January, 2008
42	EP-42	Existing Municipal Office, CTS No.571 (pt)	Existing Municipal Office, CTS No.571 (pt)	Existing Municipal Office, CTS No.571 (pt)	Land under CTS No.571(pt) is proposed to be reserved for Shopping Centre & Municipal Office, Site No.120A	Sanctioned as proposed.
43	EP-43	Diversion road on S.No.239/2	Diversion road on S.No.239/2	Alignment of diversion road on S.No.239/2 is proposed to be changed as shown on plan.	Alignment of diversion road on S.No.239/2 is proposed to be changed as shown on republished plan.	Sanctioned as proposed.
44	EP-44	Dispensary, Site No. 42	Dispensary, Site No. 42	Dispensary, Site No.42	Site No.42 is proposed to be redesignated as Shopping Centre, Site No.42 and Sports Complex, Site No.42A with separate road as shown on republished plan.	Sanctioned vide Notification No. TPS-1507/2524/CR-66/05(C) and CR-271/07(B) /UD-9 dated 11[th] January, 2008
45	EP-45	Post Office Site No. 49 Play Ground, Site No.50 Public-Semipublic purpose, Site No.51	Post Office, Site No. 49 Play Ground, Site No.50 Public-Semipublic purpose, Site No.51	Post Office, Site No. 49 Play Ground, Site No.50 Public-Semipublic purpose, Site No.51	Site No.49, Post Office is proposed to be shifted on Site No.51 and land under Site No.49 is included in Site No.50 and redesignated as Sports Complex as Site No.50 (combindely) and appropriate authority of reservation is proposed to be changed as "Taluka Krida Sankul Samiti, Nandurbar" as shown on plan.	Sanctioned as proposed.
46	EP-46	Municipal Mangal Karyalaya,	Reservation deleted & included in Residential	Municipal Mangal Karyalaya, Site No. 141	Site No.141, Municipal Mangal Karyalaya is proposed to be redesignated as Mangal Karyalaya	Sanctioned as proposed.

		Site No. 141	Zone.		and Shopping Centre.	
47	EP-47	Diversion road alignment in S.No. 286	Diversion road alignment in S.No.286.	Diversion road alignment in S.No.286	Diversion road alignment in S.No.286 is proposed to be changed as shown on republished plan.	Sanctioned as proposed
48	EP-48	Survey No. 254/A-1 & Survey No. 255/B-(part) Residential Zone	Survey No. 254/A-1 & Survey No. 255/B-(part) Residential Zone	Survey No. 254/A-1 & Survey No. 255/B-(part) Residential Zone	Land under Survey No. 254/A-1 & Survey NO. 255/B-(part) is proposed to be deleted from Residential Zone and Reserved for 'Fire Brigade, Weekly Market and Administrative Building '&Acquiring Body of this reservation site is 'Nandurbar Municipal Council.'	Pending for decision.
49	EP-49	**PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES.** **Regulation 1 :-** Regulations for Biotechnology Units :- Biotechnology unit will be permitted subject to regulations mentioned in Appendix R-9. (Government Circular No.TPB 4302/818/CR 88/2002/UD-12, dated 10th October, 2002 & order dated 17th March, 2003) **Regulation 2 :-** Provisions regarding facilities for physically handicapped persons should be made as per Appendix R-10. (Government Circular No.TPB 432000/1829/CR 216/2001/UD-11, dated 25th February, 2002) **Regulation 3 :-** Regulation for providing area of one fitness centre for a co-operative housing society or apartment owner association as free of FSI (Appendix R-11) (Government Circular No.TPB 4303/13/CR 249/03/UD-11, dated 17th June, 2004)				Sanctioned as proposed
50	EP-50	Agricultural Zone Survey No. 639, 79	Agricultural Zone Survey No. 639, 79	Agricultural Zone Survey No. 639, 79	Survey No 639 qnd 679 is proposed to be deleted from Agricultural Zone and included in the Public Semi Public Zone as shown on plan.	Sanctioned as proposed

APPENDIX R-9 TO R-11

APPENDIX R-9

Regulation for Biotechnology Unit

1) **Definition of Biotechnology Unit :** The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other Officer authorized by him in this behalf.

2) **Biotechnology Unit is to be allowed in Industrial Zone i.e.I-1, I-2 and I-3 :**
Biotechnology unit shall be permitted on all plots fronting on roads having width more than 12 Mt.

3) **Additional FSI to Biotechnology Unit :**
The Commissioner may permit the Floor Space Indices specified in the Building Byelaws & Development Control Rules to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, STP or their joint venture companies having more than 11% stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units subject to terms and conditions as he may specify.

Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to the Corporation out of which 50% shall be payable to the Government.

APPENDIX R-10
Model Building Bye-laws to provide facilities for physically handicapped persons :-

BYE-LAWS

2..0 SHORT TITLE EXTENT & COMMENCEMENT

3.0.0 These bye-laws shall be annexed to the Nandurbar Municipal Bye-laws.
4.0.0 They shall be extent to a whole Municipality of Nandurbar They shall come into force from 15th October, 2009.

2. DEFINITIONS :

2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.

2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or incurity individuals using braces or crutches, amputees, aribritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.

2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

2.4 Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

3. SCOPE

There bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence.

4. SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials :

4.1 Access path/walk way : Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously afferent from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-
Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
The width of parking bay shall be minimum 3.6 meter.
The information starting that the space is reserved for wheel chair users shall be conspicuously displayed.

Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

5. BUILDING REQUIREMENTS

The specified facilities for the buildings for physically handicapped persons shall be as follows :-

1. Approach to plinth level
2. Corridor connecting the entrance text for the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

5.1 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach : Ramp shall be finished with non-material to enter the building. Mihimum width of ramp shall be 180 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

5.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.

5.1.3 Exist/Entrance Door : Minimum & clear opening of the entrance door shall be 900 mm and if shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
b) The minimum width shall be 1500 mm.
c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
d) Hand falls shall be provided for ramps/slopeways.

5.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

a) The minimum width shall be 1350 mm.
b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) noising.
c) Maximum number of risers on a flight shall be limited to 12.
d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.

The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.

The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

The minimum size shall be 1500 mm x 1750 mm
Minimum clear opening of the door shall be 900 mm and the door shall swing out.
Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
The W.C. seat shall be 500 mm from the floor.

5.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them

5.7 Designing for Children : In the buildings meant for the pre-dominate use of the children, it will be necessary to suitably after the height of the handrail and other fittings and fixtures etc.

Explanatory Note

GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

a) The access path to the building and the parking area.
b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
d) At the location abruptly changing in level or beginning/end of ramp.
e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons makes use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in fritter should be installed on the walk at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

APPENDIX R-11

Area of one fitness centre for co-operative housing society or an apartment owner association provided as free of FSI.

In every residential building, constructed or proposed to be constructed for the use of co-operative housing society or apartment owner association, a fitness centre or one room will be permitted. The area of one room shall be limited to 20 sq.mt. It shall not be used for any other purpose except for fitness activities and its ownership shall vest to society or association. This one room built up area limited to 20 sq.mt. is free of FSI.

(Pradeep Gohil)
Section Officer